

sums together with any interest or penalties or costs which may be due thereon, and Tenant shall thereupon become entitled to recover the same from Landlord or to take credit in the amount of the payments made by Tenant as against any rent or other sums due or to become due hereunder.

USE OF PREMISES

Tenant agrees that it will not use or occupy the leased premises, or any part thereof, except as a general merchandise store, of the kind which is now conducted or which may hereafter be conducted by Tenant in its other places of business in other parts of the United States.

REPAIRS

Tenant agrees, during the term hereof, at its own cost and expense, to keep the demised premises in good repair, and upon the expiration of the term to deliver the same to the Landlord in good order and condition, reasonable wear and tear, deterioration and depreciation excepted.

TRADE FIXTURES

All trade fixtures, furniture and store equipment installed, attached to or placed within the leased building by Tenant or by any other occupants of the premises, for the purpose of operating any business thereon, whether attached or unattached, may be removed at any time during the term of this lease, or upon the expiration thereof; provided the same may be done without damage to the premises other than surface damage, and further provided that Tenant shall repair any damage which may be done to the building on removal of the said fixtures and equipment.

RIGHT OF LANDLORD TO INSPECT PREMISES AND ERECT SIGNS

Landlord shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same and at any time within three months prior to the expiration of the term, Tenant will permit the usual "To Let" and "For Sale" signs to be placed on the property and will permit the premises to be shown to prospective tenants or purchasers, but such signs shall not be placed on the doors or in or on any of the show windows or otherwise displayed in such manner as to interfere with any business operation.